141.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	857,100	/	857,100
USE VALUE:	857,100	/	857,100
ASSESSED:	857,100	/	857,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GENT DANIEL/RICKER DIANE
Owner 2:	
Owner 3:	
Street 1:	51 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CREWE JOSEPH & MAUREEN B -
Owner 2:	-
Street 1:	14 BRUNSWICK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,320 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 2170 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4320.000	471,900	500	384,700	857,100
Total Card	0.099	471,900	500	384,700	857,100
Total Parcel	0.099	471,900	500	384,700	857,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.98 | /Parcel: 394.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90591
GIS Ref:
GIS Ref:
Insp Date: 03/09/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	472,000	500	4,320.	384,700	857,200	857,200	Year End Roll	12/18/2019
2019	104	FV	370,200	500	4,320.	384,700	755,400	755,400	Year End Roll	1/3/2019
2018	104	FV	370,200	500	4,320.	340,800	711,500	711,500	Year End Roll	12/20/2017
2017	104	FV	347,400	500	4,320.	285,800	633,700	633,700	Year End Roll	1/3/2017
2016	104	FV	347,400	500	4,320.	285,800	633,700	633,700	Year End	1/4/2016
2015	104	FV	290,400	500	4,320.	247,300	538,200	538,200	Year End Roll	12/11/2014
2014	104	FV	290,400	500	4,320.	239,100	530,000	530,000	Year End Roll	12/16/2013
2013	104	FV	301,800	500	4,320.	227,500	529,800	529,800		12/13/2012

!10886!

PRINT

Date	Time
12/11/20	01:07:46

LAST REV

Date	Time
04/17/18	09:09:31

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CREWE JOSEPH	31918-155		10/12/2000		346,500	No	No		
	12917-413		1/2/1976		30,000	No	No		N

USER DEFINED

Prior Id # 1:	90591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2001	687	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
12/31/2008	Entry Denied	372	PATRIOT
2/9/2001	MLS	MM	Mary M
1/29/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4320		Sq. Ft.	Site		0	70.	1.27	8									384,719						384,700	

Total AC/HA: 0.09917 | Total SF/SM: 4320 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,719 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.13387096
Const Adj.:	0.98794085
Adj $ / SQ:	179.232
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579753
Depreciation:	107834
Depreciated Total:	471919

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
Totals			
2	9	4	

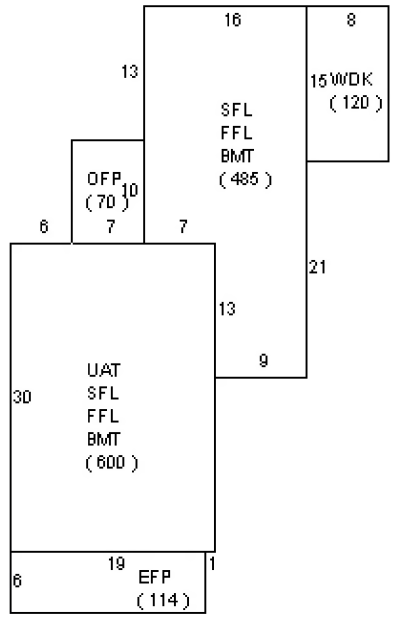
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.23
Special Features:	0	Val/Su Net:	127.23
Final Total:	471900	Val/Su SzAd	217.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,085	53.770	58,340
FFL	First Floor	1,085	179.230	194,466
SFL	Second Floor	1,085	179.230	194,466
UAT	Upper Attic	150	71.690	10,754
WDK	Deck	120	14.160	1,699
EFP	Enclos Porch	114	50.490	5,756
OFP	Open Porch	70	39.590	2,771
	Net Sketched Area:	3,709	Total:	468,252
Size Ad	2170	Gross Are	4159	FinArea 2170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X22	A	AV	1960	3.95	T	40.8	104			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500